

PROPERTY LOCATION

No	Alt No	Direction/Street/City
24		EASTERN AVE, ARLINGTON

OWNERSHIP

OWNERSHIP				Unit #:	
Owner 1:	NAYERI MEHRAN				
Owner 2:	GHAZINOURI ROYA				
Owner 3:					
Street 1:	24 EASTERN AVE				
Street 2:					
Twn/City:	ARLINGTON				
St/Prov:	MA	Cntry:		Own Occ:	Y
Postal:	02476	Type:			

PREVIOUS OWNER

Owner 1:	KONDO ANJA S -		
Owner 2:	-		
Street 1:	24 EASTERN AVE		
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry:	
Postal:	02476		

NARRATIVE DESCRIPTION

This parcel contains 6,860 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1928, having primarily Wood Shingle Exterior and 1,008 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 Half Bath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6860		Sq. Ft.	Site		0	80.	0.91	9									500,643						500,600	
Total AC/HA:			0.15748	Total SF/SM: 6860		Parcel LUC:		101	One Family		Prime NB Desc:		Brackett							Total:	500,643	Spl Credit				Total:	500,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - FY2021

apro

2021

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6860.000	384,000	1,800	500,600	886,400
Total Card	0.157	384,000	1,800	500,600	886,400
Total Parcel	0.157	384,000	1,800	500,600	886,400
Source:	Market Adj Cost	Total Value per SQ unit /Card:		677.68	/Parcel: 677.6

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	384,100	1800	6,860.	500,600	886,500	886,500	Year End Roll	12/18/2019
2019	101	FV	218,100	1800	6,860.	469,400	689,300	689,300	Year End Roll	1/3/2019
2018	101	FV	218,100	1800	6,860.	388,000	607,900	607,900	Year End Roll	12/20/2017
2017	101	FV	200,100	1800	6,860.	356,700	558,600	558,600	Year End Roll	1/3/2017
2016	101	FV	200,100	1800	6,860.	325,400	527,300	527,300	Year End	1/4/2016
2015	101	FV	195,300	1800	6,860.	319,200	516,300	516,300	Year End Roll	12/11/2014
2014	101	FV	195,300	1800	6,860.	296,600	493,700	493,700	Year End Roll	12/16/2013
2013	101	FV	195,300	1800	6,860.	282,200	479,300	479,300		12/13/2012

SALES INFORMATION

[illegible]

BUILDING PERMITS

[illegible]

ACTIVITY INFORMATION

Date	Result	By	Name
7/15/2019	Left Notice	DGM	D Mann
7/15/2019	Permit Visit	DGM	D Mann
4/19/2018	MEAS&NOTICE	HS	Hanne S
1/31/2018	SQ Returned	MM	Mary M
11/11/2008	Meas/Inspect	355	PATRIOT
1/5/2000	Meas/Inspect	163	PATRIOT
1/1/1982		CS	

Sign:
VERIFICATION OF VISIT NOT DATA
//_/___



Patriot
Properties Inc.

USER DEFINED

Prior Id # 1:	96201
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

